

# \$269,900 - 13 Fairview Park Lane W, Brooks

MLS® #A2263773

**\$269,900**

1 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 0.07 Acres

Fairview, Brooks, Alberta

Unit 13 â€“ Fairview Village - Beautifully maintained condo located in the sought-after 50+ community of Fairview Village, backing onto Fairview Park.

This bright, open-concept home features a spacious kitchen/dining area with ample counter space, and direct access to a large rear deckâ€”perfect for relaxing or watching the grandkids play. The large living area offers vaulted ceilings, a natural gas fireplace, bay window, and two skylights. The south facing front porch adds an extra exterior space to sit outside and enjoy the beautiful sunny days. The primary bedroom accommodates a king-size bed and additional furniture with ease. The main floor bathroom is comfortably sized, and fitted blinds are installed throughout the main level. Enjoy the convenience of main floor laundry, central air, central vacuum, and an unspoiled basement ready for development to your specifications.

The attached garage offers direct entry into the home. Lawn care, exterior maintenance, and snow removal are included in the condo fees.

This is a rare opportunity to own in a well-cared-for adult community with a park-like setting!

Built in 1999

## Essential Information

MLS® #

A2263773



|                |               |
|----------------|---------------|
| Price          | \$269,900     |
| Sold Price     | \$250,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,008         |
| Acres          | 0.07          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 13 Fairview Park Lane W |
| Subdivision | Fairview                |
| City        | Brooks                  |
| County      | Brooks                  |
| Province    | Alberta                 |
| Postal Code | T1R 1G9                 |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                          |
| Parking Spaces | 2                                                                                             |
| Parking        | Front Drive, Garage Door Opener, Concrete Driveway, Garage Faces Side, Single Garage Attached |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Vaulted Ceiling(s), Skylight(s)                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Central Air Conditioner, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                     |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                 |
| Lot Description   | Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Wood Frame, Concrete                                                         |
| Foundation        | Poured Concrete                                                              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Date Sold      | October 15th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-HD               |
| HOA Fees       | 0.00               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.